

GOVERNMENT OF TELANGANA
ABSTRACT

LOANS & ADVANCES – House Building Advance – Sri S.Ramesh, Gazetted Librarian, General Administration Department – Advance for construction of house at Plot No. 218, admeasuring 300 Sq.yds in Survey Nos. 454,455,456,457 and 458 situated at Tarakarama Nagar Colony, Taramathipet, Abdullahpurmet, Ranga Reddy District of Rs.15,00,000/- - Sanction – Orders – Issued.

GENERAL ADMINISTRATION (OP.IV) DEPARTMENT

G.O.Ms.No.38

Dated:30.03.2019.
Read the following:-

1. G.O.Ms.No.37, Finance (HRM.IV) Dept., dated: 10.04.2015.
2. G.O.Rt.No.88, Finance (HRM.IV) Dept., dated: 14.03.2019.
3. U.O.Note No.7966/OP.I/2018-4, Genl.Admn. (OP.I) dept., dated: 22.03.2019.
4. From Sri S.Ramesh, Gazetted Librarian,, GAD, Application, dated: 14.03.2019

ORDER:

Under Article 226 and 233-A of Financial Code Volume – I, Sanction is hereby accorded for an amount of Rs.15,00,000/- (Rupees Fifteen lakhs only) to Sri S.Ramesh, Gazetted Librarian towards House Building Advance (construction of house) for construction of a new house at Plot No. 218, admeasuring 300 Sq.yds in Survey Nos. 454, 455, 456, 457 and 458 situated at Tarakarama Nagar Colony, Taramathipet, Abdullahpurmet, Ranga Reddy District and the same shall be paid to Sri S.Ramesh, Gazetted Librarian, General Administration Department as follows:

1. The 1st instalment of Rs.5,00,000/- (Rupees Five lakh only) shall be paid immediately. He should mortgage the Land along with the house to be built thereon immediately in favour of the Government.
2. The 2nd instalment of Rs.5,00,000/- (Rupees Five lakhs only) shall be paid after Mortgage of the Land and the house to be built thereon in favour of Government is executed, and after the walls reach lintel level; and
3. The 3rd instalment of Rs. 5,00,000/- (Rupees Five lakhs only) shall be payable to the loanee after the construction of the building has reached the roof level provided the Department is satisfied that the development of the area in which the house is built is complete in respect of amenities such as water supply, lighting, roads, drainage and sewerage.
4. That the construction of the house shall be carried out exactly in accordance with the approved plan, estimates and specifications in the prescribed forms which should be submitted to the Government along with the Mortgage Deed;
5. That he shall insure the house immediately on completion of construction at his own cost for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, lighting, cyclone and floods, year after year till the advance with interest due thereon is fully repaid to Government and deposit the policy with the Government;

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6. That the construction should be completed within 18 months of the date on which the first instalment of the sanctioned advance is drawn by him;
 7. That the house is maintained in good condition, repair at his own cost and he shall continue to pay all the municipal taxes and local taxes regularly until the advance has been repaid in full;
 8. That he shall keep the building from all encumbrances; and
 9. That any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any, forthwith.
2. Grant of advance is also subject to the following conditions:-
- a. Shall be carried strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government. The grantee shall certify when applying for installments of advance admissible at the plinth and roof level in accordance with the plan and estimates furnished by her to the Government that construction has been carried out that the advance has actually been used to verify the correctness of the certificates.
 - b. The construction of the building shall be completed within 18 months of the date on which the first installment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advance to her (together with interest thereon) in one lump sum. The date of completion must be reported to Government without delay.
 - c. Immediately on completion of construction of the house the grantee shall insure the house at her own cost, for a sum not less than the amount of the advance and shall keep it so insured against damages by fire, flood or lighting until the advance is fully repaid to the Government and deposit the policy with the Government.
 - d. The house must be maintained in good condition at his own cost and the grantee shall continue to pay all municipal and local taxes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.
3. This loan together with interest at the provisional rate of 5½% (simple interest) per annum shall be recovered as per the rules and orders issued from time to time. The recovery of principal shall be made first and then interest.
4. Keeping in view of the short span of service left i.e, only 38 months left for superannuation, **the recovery of advance along with interest shall be completed in 36 months commencing from April-2019.** The recovery of the advance shall be affected through the monthly pay/leave salary bills. The principal amount of the advance granted Rs.15,00,000/- (Rupees Fifteen lakhs only) shall be recovered in (33) monthly installments i.e.@ **Rs.28,000 in April-2019 as 1st installment** and remaining (32) equal monthly installments i.e Rs.46.000/- thereafter **Rs.46,000/- per month for next 32 months** and the interest shall be recovered in (3) installments thereafter. The balance of the advance and the interest, if any, outstanding at the time of retirement or death of the loanee shall be recovered from her Death-cum-Retirement Gratuity. The date of superannuation of the individual is 31.05.2022.

5. For the misuse of the loan amount and non-observance of the House Building Advance Rules, penal interest at 1 ½ times the normal rate shall be levied besides taking disciplinary action under the C.C.A. Rules against the defaulter as laid down in G.O. Ms.No.311, Finance (FW.A &L) Department, dated: 6.11.1996.

6. In case, the Grantee does not repay the balance of the advance due to Government on or before the date of retirement, it shall also be open to Government to enforce the security of the mortgage at any time and recover the balance of the advance due, together with interest by sale of the house or in such other manner as may be permissible under law. For any reason, other than the normal retirement on superannuation or if he dies before the repayment of the advance which shall become payable to Government forthwith. The property mortgaged to Government shall be reconveyed to the Grantee (or her successors interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.

7. The expenditure shall be debited to "7610 - Loans to Government Servants - 201 HBA - SH (05) Loans to Other Officers - 001 - Loans to other Officers."

8. The Deputy Pay and Accounts Officer, Secretariat Branch, Hyderabad is informed that the spouse of the individual is a Government employee and that he has not availed House Building Advance from his Department.

9. The General Administration (Claims A) Department is requested to draw and disburse the amount due to the individual sanctioned in Para (1) above to her salary bank account. The expenditure shall be met from out of the funds allotted to General Administration (OP-I) Department in the U.O.Note 3rd read above.

10. T.T.C - Form - 100 required for payment is here-with enclosed.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ADHAR SINHA
PRINCIPAL SECRETARY TO GOVERNMENT (GENL)

To
Sri S.Ramesh, Gazetted Librarian,
General Administration Department

Copy to:

The General Administration (Claims A) Department.
The Deputy Pay and Account Officer, Secretariat Branch, Hyderabad.
The Accountant General (A&E), Telangana, Hyderabad.
The Finance (HRM.IV) Department
SC/SF.

//FORWARDED::BY ORDER//

SECTION OFFICER